



**Fountains
Land**
AN F&W COMPANY

Collinsville I-59 Tract

A secluded tract offering strong potential for timber investment, abundant wildlife, and recreational opportunities.

The beauty of the Collinsville I-59 Tract lies in its rolling Appalachian terrain, with features including:

- 🌲 120 contiguous acres in three adjoining 40-acre blocks
- 🌲 Located minutes from I-59 (Exit 205)
- 🌲 45 acres of 25-year-old loblolly pine plantation ready for thinning or future harvest
- 🌲 Mature hardwood stands with abundant oak species and strong wildlife habitat
- 🌲 Recreational opportunities nearby at Lake Weiss, the Coosa River, and Lake Guntersville

Property Highlights

💰 \$191,000

📏 120 Acres

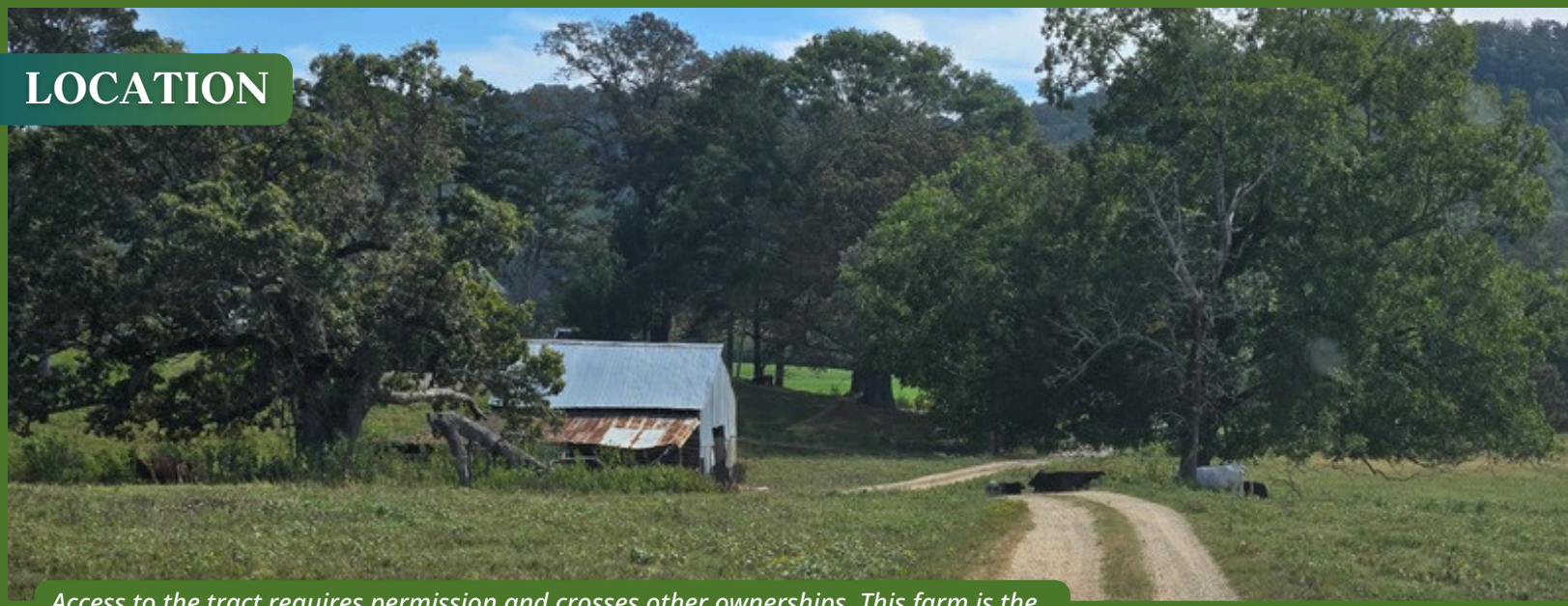
📍 Collinsville, AL

🏠 Timberland



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LOCATION



Access to the tract requires permission and crosses other ownerships. This farm is the first right off of AL Hwy 11, just a few miles south of Collinsville.

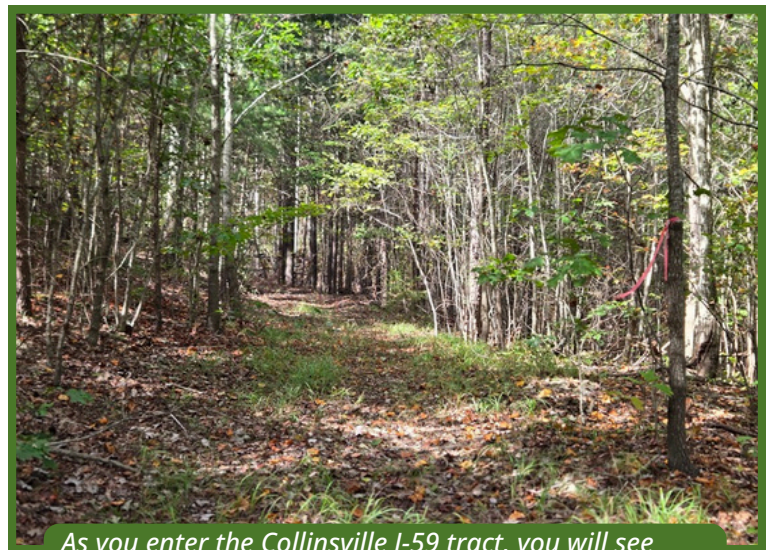
The Collinsville I-59 Tract lies in the southernmost reaches of the Appalachian Mountains in Northeast Alabama. Valleys in this region are farmed or managed for timber, while the ridges support natural stands of mature mountain hardwoods. This tract is bordered exclusively by other timberland and sits very close to the I-59 corridor for which it is named.

Lake Weiss and the Coosa River are only minutes away, while the Tennessee River and Lake Guntersville are less than 40 minutes from the property. National and State Parks in this part of Appalachia provide outstanding recreational opportunities.

The property is just minutes from Exit 205 on I-59, where fuel, lodging, and quick dining options are available. The community of Collinsville lies five minutes to the north, and Fort Payne is only 14 miles north along the interstate, offering hotels, restaurants, groceries, and a major medical center. Several small airports serve the region. Huntsville International Airport is about an hour away, and Atlanta's airport is a little over two hours from the tract.



As you leave the farm ownership, the access route goes through a property with young hardwood timber.



As you enter the Collinsville I-59 tract, you will see pink flagging on the boundary.

PROPERTY DESCRIPTION



Most of the access route is suitable for 4x4 over the road vehicles with good ground clearance.

This tract consists of three 40-acre blocks that meet at their corners. Under current ownership, it has been managed for timber production. Access is by permission across neighboring properties, but securing legal access would greatly expand future use potential. The terrain ranges from mountainous slopes on the southernmost block, reaching elevations of 1,300 feet, to gentler terrain on the middle tract where pine plantations are established. Soils are well-drained and suitable for timber production, though steeper slopes require specialized equipment. The property supports a variety of oak species across both mature and younger stands, producing abundant acorns for wildlife.

ACCESS



As you cross other ownerships, this active gravel pit is a signpost along the way. The way into the property will be to the right.

At present, access to the Collinsville I-59 Tract is by permission only, crossing neighboring private lands. Showings must be by appointment to ensure neighbors are notified.

The property is reached from US Hwy 11 by traveling through two private tracts to the east. Power is available on Hwy 11, about one mile away. The middle and northernmost blocks are served by logging roads that are generally passable by 4x4 vehicles, though UTVs or ATVs may be needed during wet conditions.

TIMBER RESOURCE



The Collinsville I-59 Tract is three forty-acre squares, each sharing a single corner. This is the SE corner of the northeastern most block.

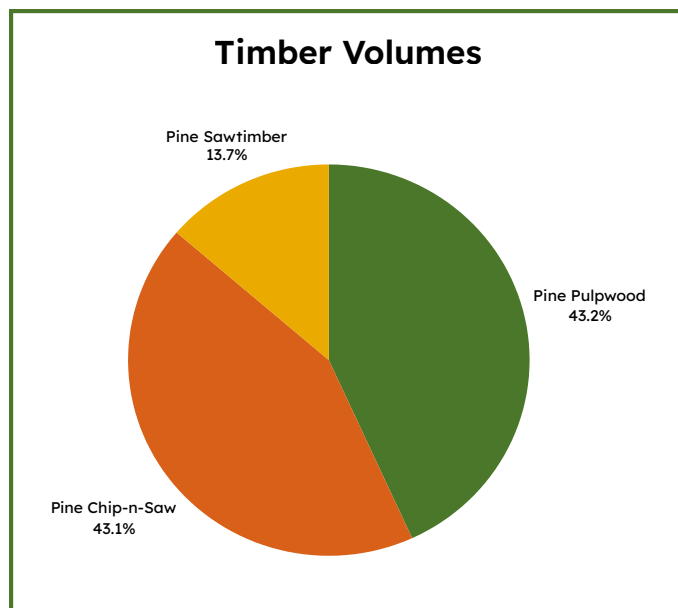
A timber inventory was conducted in the summer of 2025. Volumes were provided by the property manager, with values applied by F&W Forestry Services, Inc. Figures are estimates and not guaranteed.

Approximately 45 acres are planted in a 25-year-old loblolly pine stand. This plantation is ready for thinning or can be left to grow to final harvest within 2–3 years. In this market region, loblolly plantations typically reach financial maturity between 25 and 28 years of age.

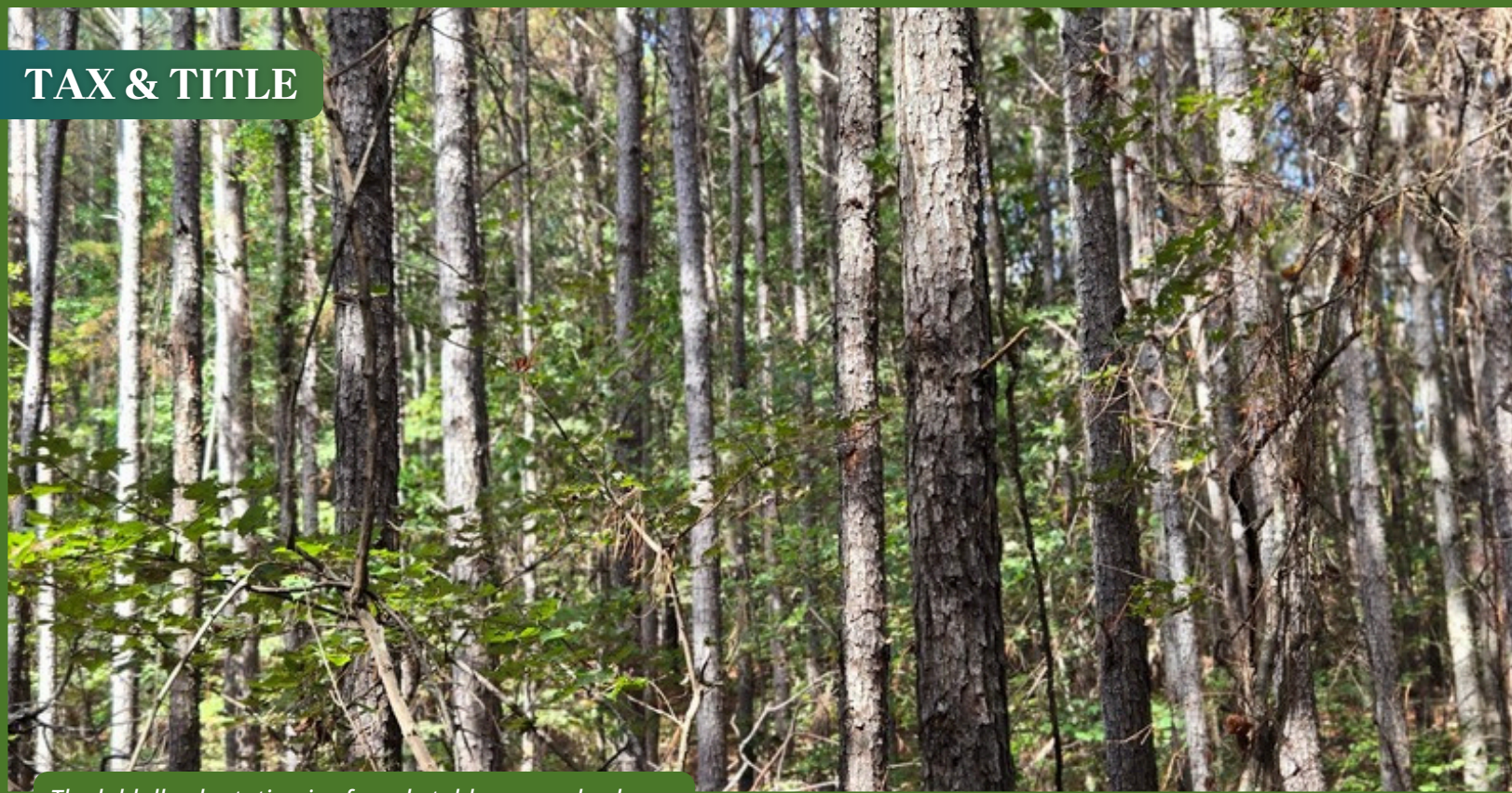
Following harvest, the stand should be replanted if continued timber production is the goal. Herbicide and fertilizer applications may further enhance growth and returns.

If aesthetics or wildlife are prioritized over timber yield, thinning combined with periodic prescribed burning every two to three years is recommended. Fire management would improve wildlife habitat, increase visual appeal, and reduce wildfire risk.

The southernmost block and more than half of the middle block are dominated by mature hardwoods, many of which are commercially valuable. Harvesting these hardwoods would require suitable access and a rough terrain logging crew. Alternatively, leaving these stands uncut preserves their high wildlife and aesthetic value.



TAX & TITLE

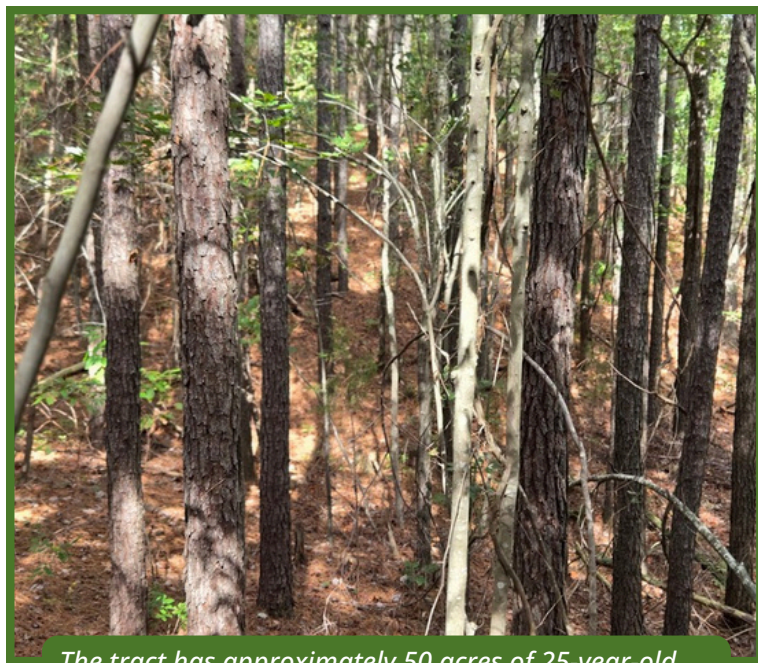


The loblolly plantation is of marketable age and volume.

The property is owned by NKM Trees for Life, LLC. The deed is recorded in the Dekalb County Courthouse in Deed Book 3003, Page 4599. Property taxes for 2024 were \$263.34. The tract is enrolled in Alabama's Current Use program for tax savings. Boundaries are marked with old white paint and flagging around the plantation areas.



The gravel pit is to the left out of frame, and ahead is the road for access to this property.



The tract has approximately 50 acres of 25-year-old loblolly plantations that are well-stocked.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

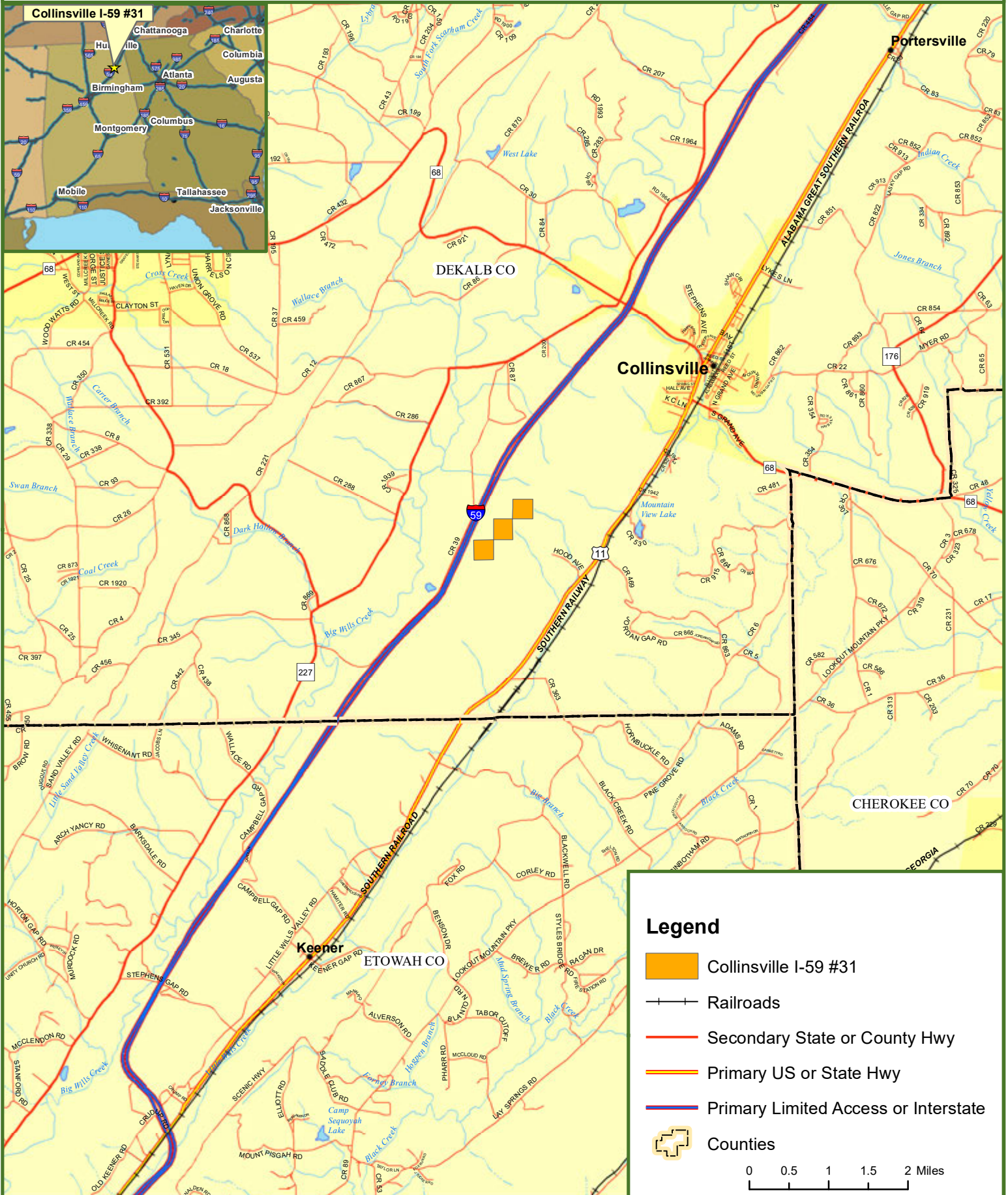


Locus Map

Collinsville I-59 #31

Dekalb County, AL

120.00 ± Acres





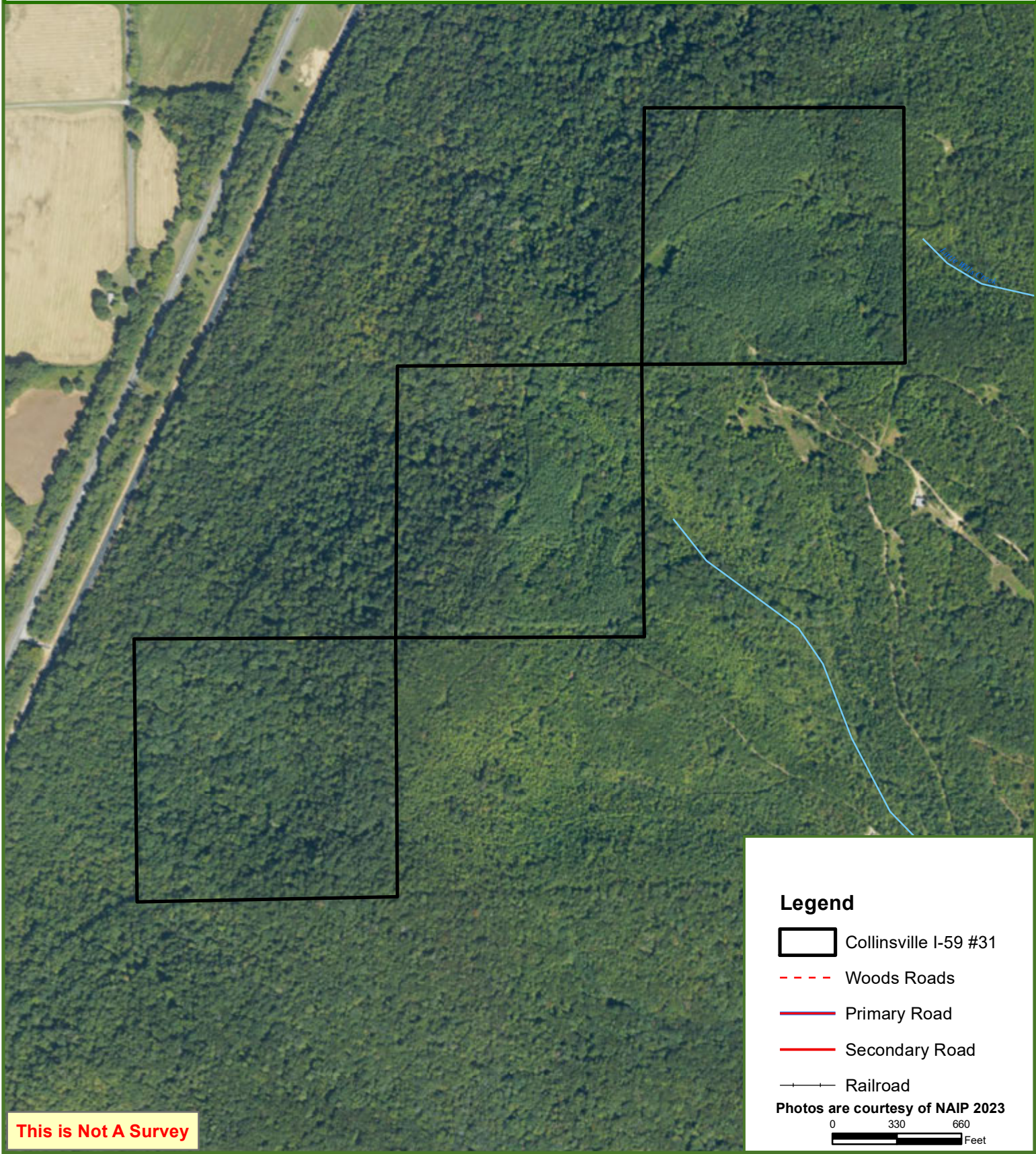
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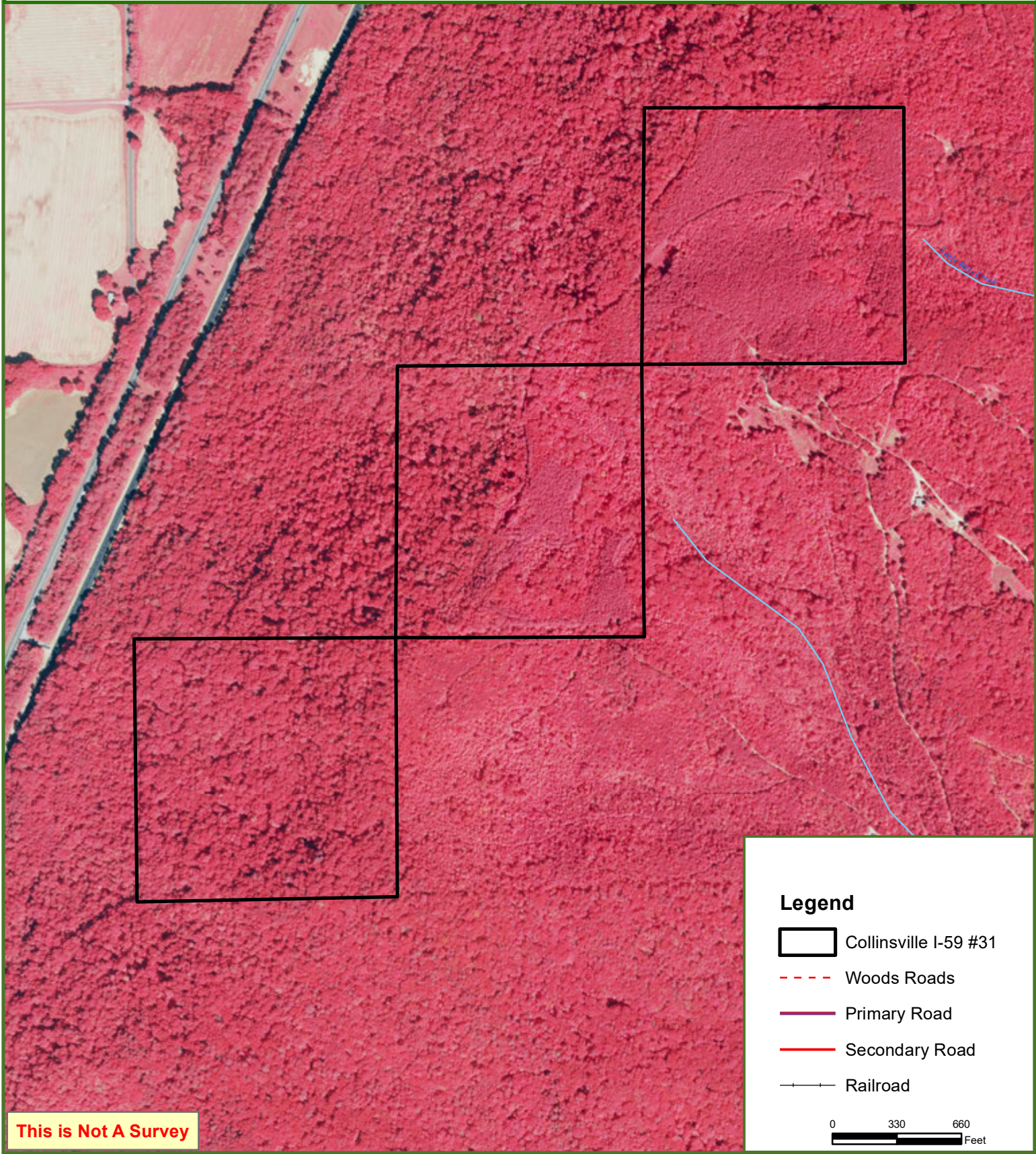
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Collinsville I-59 #31






Dekalb County, AL

120.00 ± Acres



This is Not A Survey

Legend

-  Collinsville I-59 #31
-  Woods Roads
-  Primary Road
-  Secondary Road
-  Railroad

0 330 660
Feet

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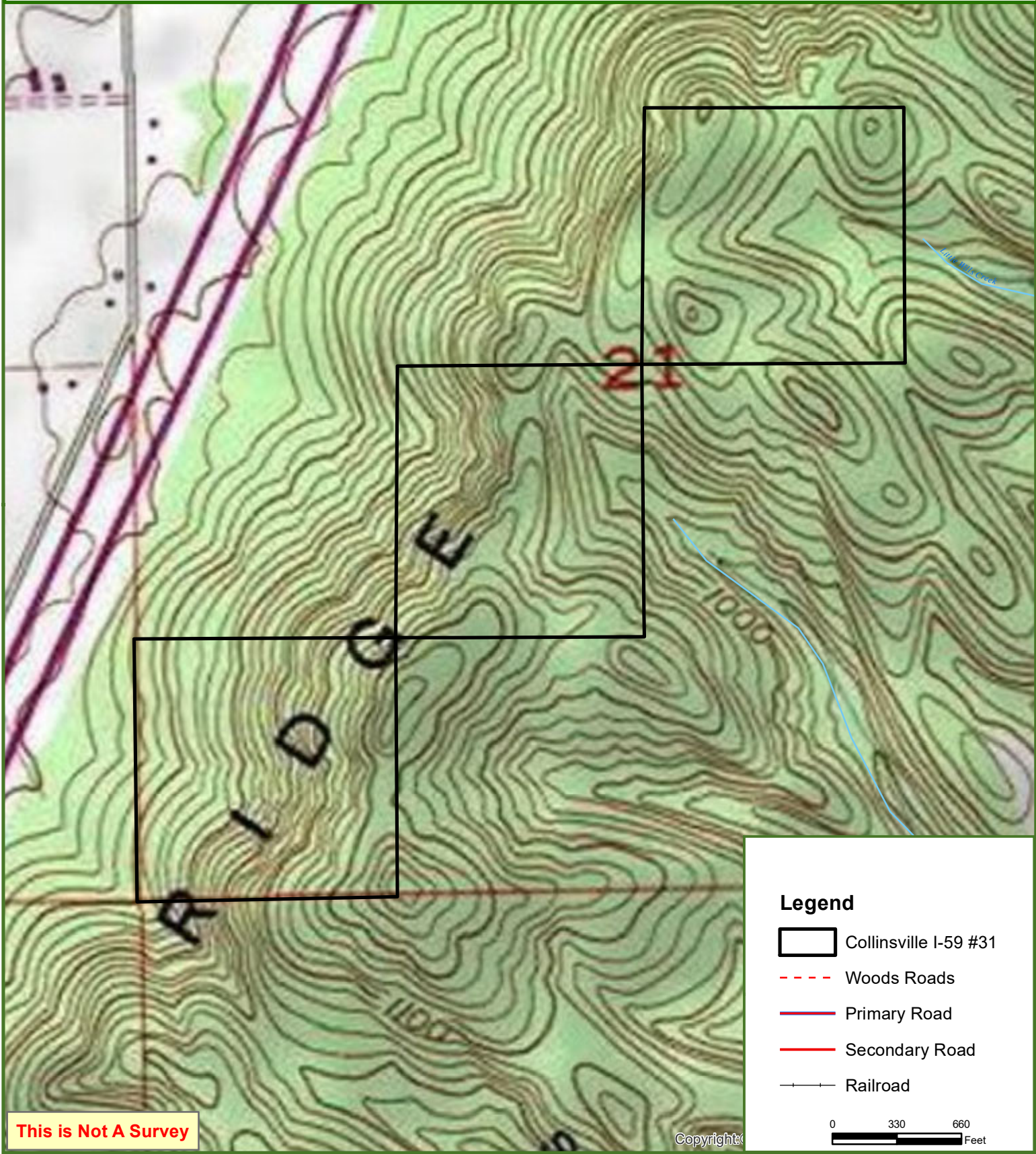
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Collinsville I-59 31

Dekalb County, AL

120.00 ± Acres






CR 39

Little Hills Creek

HOOD AVE

Legend

-  Planted Upland Loblolly 2000 (45.68 +/- Acres)
-  Natural Sloping Mixed Hardwood 1950 (69.78 +/- Acres)
-  Natural Bottomland Mixed Hardwood 1998 (4.54 +/- Acres)

This is Not A Survey

0 495 990
Feet

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